

<div>COA # 2014-COA-024 Part B (LS) 2014-VHP-021</div>	<div>INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT</div>	<div>Hearing Date AUG. 6, 2014</div>
<div>534 E. Michigan St LOCKERBIE SQUARE</div>		<div>Continued from: August 6, 2014 June 4, 2014 May 7, 2014 March 5, 2014</div> <div>Center Twp. Council District 9 Joseph Simpson</div>
<div>Applicant</div>	<div>Dan Jacobs by NDZA, Inc. mailing address: 618 E Market St Indianapolis, IN 46202</div>	
<div>Owner:</div>	<div>North Lockerbie LLC % Intrinzia Family Office 80 S 8th St Suite 1725 Minneapolis, MN 55402</div>	
<div>COMBINED CASE</div>		
<div>IHPC COA:</div>	<div>2014-COA-024 Part B (LS)</div>	<div><ul style="list-style-type: none">• Demolish structure at 534 Michigan St• Construct a four-story multifamily housing development with onsite parking• Variances of Development Standards</div>
<div>VARIANCES:</div>	<div>2014-VHP-021</div>	<div>Variances of Development Standards of the CBD-2 Zoning Ordinance to allow less setback than required from the north and west lot lines (at least 10 ft required/ or no setback)</div>
<div>STAFF RECOMMENDATION: Approval</div>		

STAFF COMMENTS

Update from March 5, 2014

At the March hearing, the IHPC approved the applicant's request to rezone 534 E. Michigan St, 511 Leon St. 514 Park Ave. and 528 Park Ave. from I-3-U to CBD-2. It continued the request to demolish the structure at 534 Michigan St. until such time as it could also review the building planned to take its place.

Update from June 5, 2014

At the June 5, 2014 IHPC hearing, the applicant agreed to a continuance to work on design details suggested by the Commission, such as:

- Adding an entrance to the south Michigan St. elevation
- Including a color rendering
- Setting the front of the building further back from Michigan St.

New drawings show the building set back further, and added entrance on the south side, and a lighter colors for the balconies. The window configuration on the south elevation has changed slightly. Staff believes these changes are all positive and address the comments of the Commission.

Demolition of 534 E. Michigan St

This commercial structure currently houses a mechanical contractors business. The building is a concrete block structure built in



three phases around an 1860's era two-story house. It is one of the oddest re-uses of a historic building that staff has ever seen. Only the second floor of this historic house remains and sits above the flat roof of the concrete block building. Other than the rear wall, the first floor and porch of the house are gone.

1950's. The first phase appears to have been built in the early 1950's replacing the corner house and wrapped around what used to be the front porch of the remaining 1860's house.

After 1956. The two-family dwelling on the west side of the remaining 1860's house was demolished to make way for a second phase of the concrete block structure.

1976. A third phase was constructed as an addition on the back end of the site.

Reasons to Grant Certificate of Authorization

"...if the commission finds under subsection (d) any application to be inappropriate, but that its denial would result in substantial hardship or deprive the owner of all reasonable use and benefit of the subject property, or that its effect upon the historic area would be insubstantial, the commission shall issue a certificate of authorization,...."

The concrete block structure is mostly older than 50 years and the remnant of a frame house is much older. The building is not in bad condition. However, authorization of demolition is justified for these reasons:

1. Insubstantial Effect. The concrete block portion possesses no significance or architectural merit. Its loss will have an insubstantial effect on the historic area. The frame house remnant does possess some architectural detail and significance, but its loss will be insubstantial because its importance to the character of the historic area was seriously and negatively compromised by the surrounding concrete block building.
2. Hardship. While the second floor of the 1860s house is relatively intact, there is no practical or reasonable way to expect it to be saved when there is no first floor below it. Denial would be a substantial hardship since it would make any practical and reasonable redevelopment of the site almost impossible.

Design of the New Building

Rottmann-Collier Architects has designed a 4-story brick multifamily building with 20 units and a 21-space interior garage. The building will be clad in dark brown and gray brick. A stone veneer will be used on the foundation and a modular-sized brick on the body. A cast stone or limestone band will separate the two. The windows will be aluminum clad window in a gray color and will have a cast stone or limestone sill and lintel. The top floor is slightly smaller in plan than floors 1-3 and will be clad in gray cement board panel siding to provide contrast from the darker brick while complimenting it. The top floor is set in from the edges of the building to provide rooftop space for residents. These spaces will be screened with wood privacy walls. The west elevation will contain an overhead metal garage door accessed via a private drive from Leon Street.

Site Plan

The building occupies almost the entire site. Landscaped areas will be provided between the building and the sidewalk along the Park Ave and Michigan St. The building will have access to the parking garage on the first floor from Leon Street via a private driveway, which will be shared by other properties neighboring this site.

Variances of Development Standards

The applicant is asking for a reduced setback from the west and north property lines. In CBD-2, a zero foot setback from the property line is allowed. However, if there is any setback it must be at least 10 feet. The

applicant is showing a 4'-2 1/2" setback foot setback from the north property line and a 3'-1 3/8" setback from the west property line. This is appropriate because:

1. There is an historic house to the west with a setback that is adequate.
2. These setbacks are common in this area.
3. The property to the north is vacant and will be owned by the same owner. Anything designed for that site can easily accommodate an appropriate setback and the IHPC will be able to review and approve.

Lockerbie Square Preservation Plan

The Plan states the following about new construction:

1. It should reflect the design trends and concepts of the period in which it is created.
2. New structures should be in harmony with the old and at the same time be distinguishable from the old so the evolution of the Lockerbie Square can be interpreted properly.

The Plan also has a recommendation for parking as well that is separate from the required parking numbers in the CBD-2 Zoning Ordinance. For this project, the Plan recommends 38 off-street parking spaces for the 20 units in the building. In this case, parking can be accommodated adjacent to the site on land owned by the applicant if the need for additional parking arises.

STAFF RECOMMENDED MOTION

2014-COA-024 Part B (LS)

To approve a Certificate of Authorization for demolition of 534 E. Michigan Street; for construction of a new 4-story multi-family residential structure with internal parking and for Variances of Development Standards all as per submitted documentation and subject to the following stipulations:

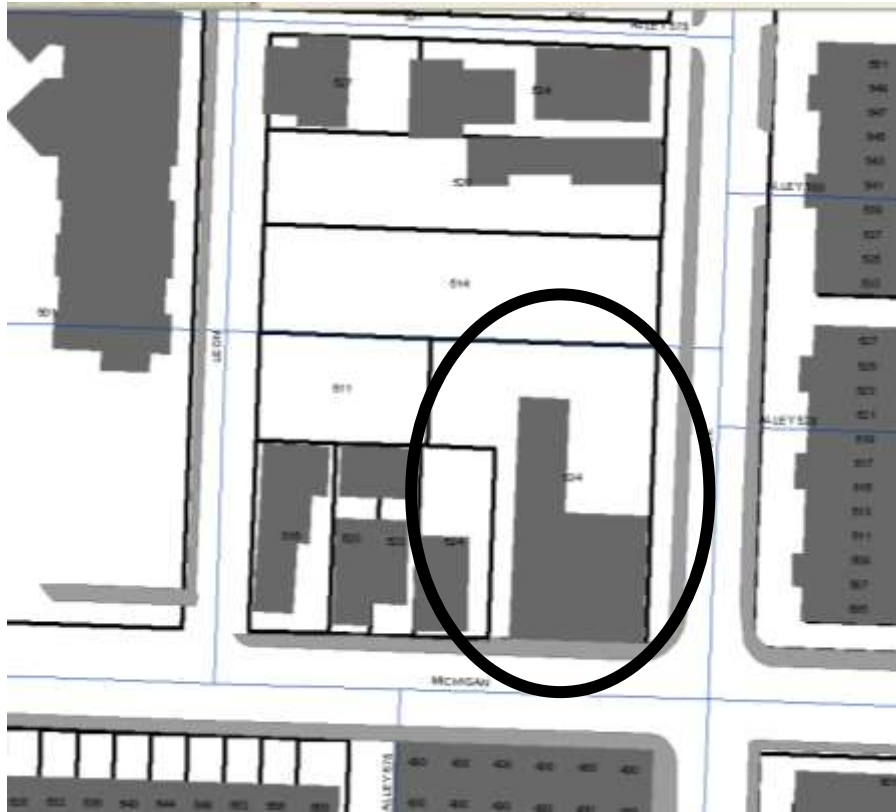
PERMITS MAY NOT BE ISSUED until stipulations number 1, 2, and 3 are fulfilled.

1. Construction must not commence prior to approval by the IHPC staff of final construction drawings.
Approved _____ Date _____
2. A pre-construction meeting with IHPC staff, the owner, and the contractor/construction manager must be held prior to the commencement of any construction. *Approved _____ Date _____*
3. The site shall be field staked with no offsets and approved by IHPC staff prior to construction.
Approved _____ Date _____
4. Fiber-cement shall have a smooth texture and be free of major imperfections. Rough-sawn or embossed finishes are not permitted.
5. Brick shall be approved by staff before being installed. *Approved _____ Date _____*
6. A durable marker indicating the date of construction must be incorporated into the front foundation of the house and approved by IHPC staff prior to installation.
7. All utility wires and cables must be located underground. No installation of utilities or meter and mechanical placement shall commence prior to IHPC staff approval.
8. Work on exterior finishes and details must not commence prior to the approval by IHPC staff of each. These may include, but are not limited to: doors, windows, foundations, exterior light fixtures, railings, roof shingles, etc.
9. Any changes to the proposed design must be approved by IHPC staff prior to commencement of work.

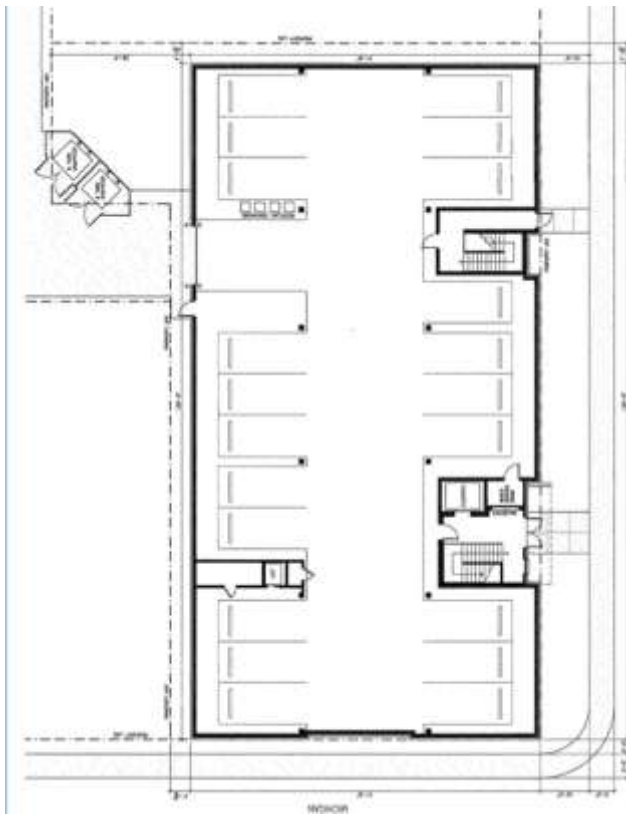
Variance Request 2014-VHP-021:

To approve a Variance of Development Standards of the CBD-2 Zoning Ordinance to allow less setback than required from the north and west lot lines.

Staff Reviewer: Meg Purnsley

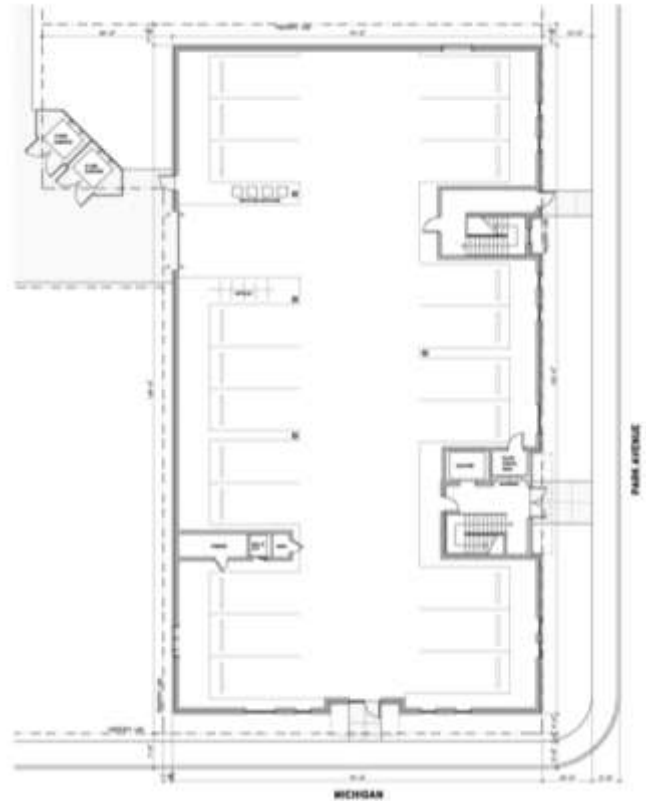


REVISED SITE PLAN



PREVIOUS DESIGN

FIRST FLOOR



REVISED DESIGN

(note increased setback from Michigan St.)



PREVIOUS DESIGN

SECOND FLOOR



REVISED DESIGN





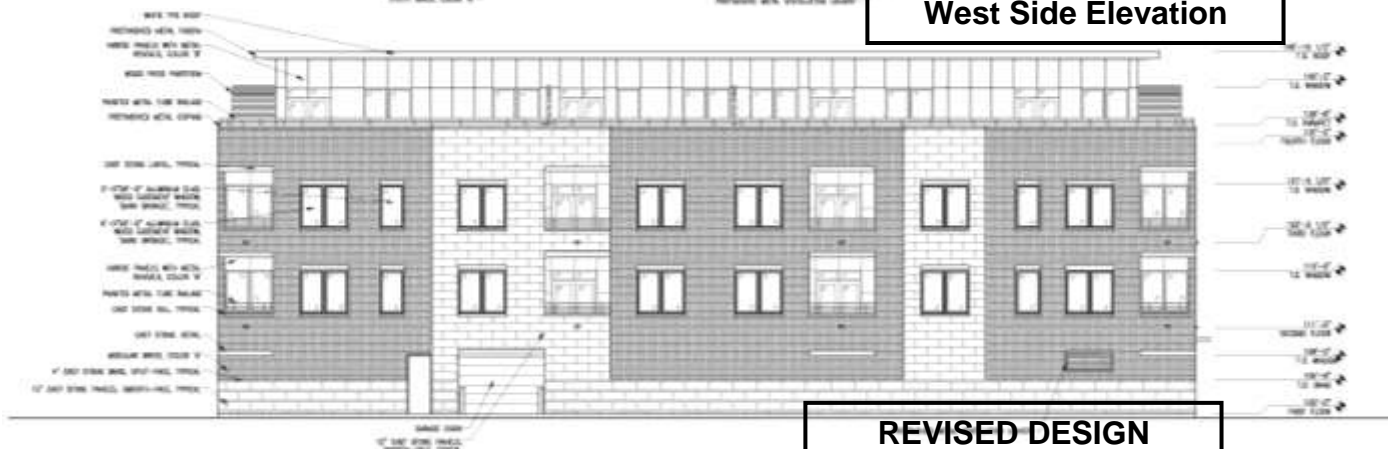
PREVIOUS DESIGN
East Elevation – Park Ave.



REVISED DESIGN
East Elevation – Park Ave.



PREVIOUS DESIGN
West Side Elevation



REVISED DESIGN
West Side Elevation



PREVIOUS DESIGN
Michigan St. Elevation



REVISED DESIGN
Michigan St. Elevation



PREVIOUS DESIGN
North Elevation



REVISED DESIGN
North Elevation



EXISTING CONDITIONS



PREVIOUS RENDERING



REVISED RENDERING



EXISTING CONDITION



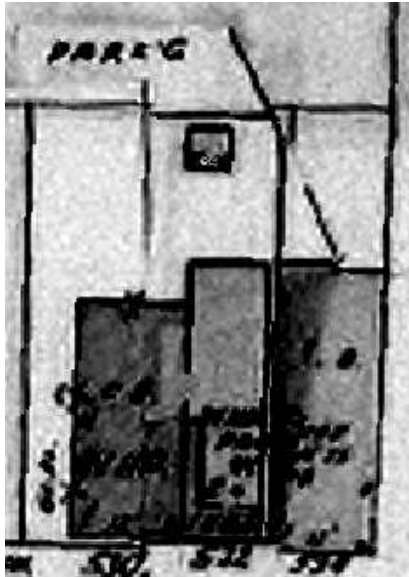
PREVIOUS RENDERING



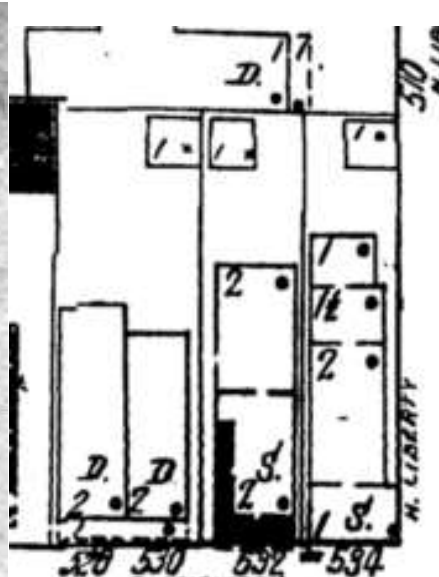
Views of 534 E. Michigan – Demolition Request



1914



about 1960



2013



**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER
METROPOLITAN BOARD OF ZONING APPEALS, Division _____
OF MARION COUNTY, INDIANA
PETITION FOR VARIANCE OF DEVELOPMENT STANDARDS
FINDINGS OF FACT**

1. THE GRANT WILL NOT BE INJURIOUS TO THE PUBLIC HEALTH, SAFETY, MORALS, AND GENERAL WELFARE OF THE COMMUNITY BECAUSE:

The new proposed building will abut property to the west and north that is owned by the petitioner. There are many historic buildings in the Riley/ Lockerbie/ Chatham Arch area which provide zero setback to abutting properties and thus it is characteristic of the area. There shall remain adequate space to provide for emergency equipment to access the exterior of this building and surrounding buildings.

2. THE USE OR VALUE OF THE AREA ADJACENT TO THE PROPERTY INCLUDED IN THE VARIANCE WILL NOT BE AFFECTED IN A SUBSTANTIALLY ADVERSE MANNER BECAUSE
The demolition of the industrial/ commercial building and the construction of the new residential structure, even with reduced side setbacks shall positively affect the use and value of the area adjacent.

3. THE STRICT APPLICATION OF THE TERMS OF THE ZONING ORDINANCE WILL RESULT IN PRACTICAL DIFFICULTIES IN THE USE OF THE PROPERTY BECAUSE:
The providing of the required ten (10) foot side yard setback to the north and west would reduce the footprint of this small structure to the point where it could not be built and provide the required on site parking.



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June 17, 2014

Indianapolis Historic Preservation Commission
200 E. Washington Street, Suite 1801
Indianapolis, Indiana 46204

RE: 500 Park Project

Gentlemen:

We are writing to you on behalf of the Real Silk Lofts Board of Directors regarding the 500 Park Project.

The Real Silk Board of Directors wholeheartedly supports the demolition of the non-historic addition to the historic property on the northwest corner of East Michigan Street and North Park Avenue proposed by Chase Development, Inc., the develop of 500 Park.

If you should have any questions, please do not hesitate to contact this office.

On behalf of the Real Silk Lofts Board of Directors
Kirkpatrick Management Co., Inc., Agent


Mary Lou Carey
Association Property Manager



SKY EXPOSURE PLANE

500 PARK RESIDENCES

CHASE DEVELOPMENT, INC



7/14/2014



SKY EXPOSURE PLANE

500 PARK RESIDENCES

CHASE DEVELOPMENT, INC



7/14/2014

Vicki J. Wright
430 N. Park Avenue, #310
Indianapolis, IN 46202

July 22, 2014

Via Email & Regular Mail

Indianapolis Historic Preservation Commission
C/O Emily Jarzen
200 East Washington Street, Ste 1801
Indianapolis, IN 46204

Re: 2014-COA-024 & 2014-VHP-021 (534 E. Michigan Street, Lockerbie Square)

Dear Ms. Jarzen and Members of the Commission:

Please let this letter serve as a supplement to my comments made at the July 2, 2014 hearing in the above-referenced matter. This letter is in response to the revised plans submitted by Chase Development to the IHPC and for which a date stamp of 7/11/14 is present. These plans were reviewed by myself at your office on July 21, 2014 and presumably are the revised plans which will be presented at the August 6, 2014 hearing. As a resident of the Lockerbie Glove Company, I am providing these comments.

While I note and do appreciate the revisions in the design particularly as to breaking up the exterior views with more windows, lighter panels and simulated stone, I defer to the staff and Commission as to whether or not those façade revisions are sufficient to both satisfy the Historic Preservation Plan and the quality of materials that support new construction in a historic neighborhood.

The height of the revised plan is too high. I reiterate my prior comments at the hearing in July. The existing historic building is 2 stories tall. If that building was to remain, it would be 2 stories. I believe that allowing the demolition of a 2 story historic building in order to build a 4 story non-historic building circumvents the Historic Preservation Plan ("HPP") in a wholly inappropriate manner. Further, the HPP (see, page D35) indicates that the height of a new building should take into consideration the highest and lowest contiguous buildings and uncharacteristically high or low buildings should not be considered. End of block construction should consider existing heights on adjacent blocks. Please note that the 'sky exposure plan dated 7/11/14' and the related photo in the 7/11/14 packet submitted by Chase appears to be using the incorrect top height for the Glove Company of 6 stories (hard to say without actual elevation measurements - the North elevation of the Glove Company is about 70'). The Glove on the South side of Michigan has a ground to top elevation of 5 stories. There are 2 penthouses on the Glove but these are deeply recessed south towards the middle on the Park Avenue side thus leaving the vantage point on the North elevation of the Glove at 5 stories. Taking the HPP requirements into consideration, there are existing 2- 2 ½ story buildings in the block that Chase is proposing to develop. The newer brownstones to the east of that block are approximately 2 ½ to 3 stories tall (depending on how you measure the roof line - again, actual roof line measurements would be helpful). The building to the east of the Glove on the southeast corner is basically 2 stories. The townhomes west of the Glove are basically 2 - 2 1/2 stories. The Glove is the high building point at 5 stories on the south side of Michigan. Its predominant height

reflects its historic significance both as originally constructed and as renovated.¹ Because of the Glove's historic significance and the caution as to uncharacteristically high buildings in new development, I think any new construction that is higher than the predominant 2 to 2 ½ stories is inconsistent with the HPP and disrespectful of the Glove. I believe that the HPP was written as it was so that the existing historic buildings would not be diminished in predominance by new construction.

On the setback, the revised plan appears to line the setback up to the 'grass line' of the house just to the west of the proposed development. That house has the least amount of setback in the block. A quick glance to the house at the corner of Leon and Michigan as well as towards the newer brownstones, shows a much deeper setback. To me, the setback for the revised plan is not deep enough (see, HPP p D32). While the revised plan with an entrance on Michigan has moved closer to an inviting presence, the lack of a deeper setback detracts from that invitation and creates an uneven line of sight down Michigan St. An increased set back with a smaller overall footprint would be much more visually appealing and certainly more consistent with the smaller footprints of the existing homes. Again, the setback seems to be more appropriate if it is lined up with the deeper setback of the house next to Leon St. and the newer brownstones.

The overall building footprint is quite massive and seems too large for the space and the neighborhood. While the HPP cautions at mimicking the historic style of buildings, the overall footprint of Lockerbie buildings (with the exception of the Glove) is a lighter feeling consistent with the Victorian era townhome/cottage home style that predominates the neighborhood. It seems that the proposed development is trying to ineffectively compete with the footprint and mass of the Glove. I note that the HPP suggests that more than one unit be considered or that the façade and structure have contrasting depths as opposed to being a large box. The newer brownstones that are at the northeast corner of Park & Michigan reflect the suggested contrasting depth approach. I also note that the HPP states that massing should not result in total coverage of the site and should not be configured to conflict with surrounding buildings (see, D38 of the HPP). The proposed development appears to be inconsistent with the HPP as to mass and footprint.

I respectfully ask that staff and the members of the Commission consider my comments.

Sincerely,



Vicki J. Wright

¹ A reference was made to the Barton Tower at the July hearing. That building is not in Lockerbie Square and actually illustrates how visually offensive a large/high structure can be in comparison to historic homes. The next highest building is Real Silk which also is not in Lockerbie Square and like the Glove is an equally important historic building.